

GENERAL NOTES

1. VERIFY EXISTING CONDITIONS BEFORE COMMENCING WORK AND NOTIFY ARCHITECT OF DISCREPANCIES.
2. PHASE WORK SHALL INCLUDE INSTALLATION OF BELOW GROUND SANITARY, GAS UTILITY COORDINATION, AND FIRE PIT GAS CONNECTION WORK ONLY. SNOW-MELT BOILER ROOM PIPING ABOVE GROUND TO BE INSTALLED AS PART OF A FUTURE PHASE.

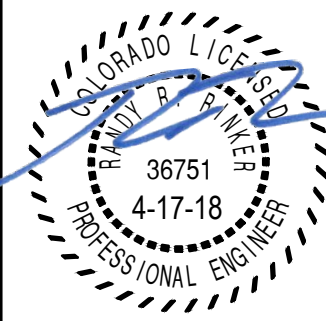
DRAWING NOTES

1. EXISTING GAS METER BANK ALCOVE CONTAINING METERS FOR POOL, SPA, PARAMOUNT, SLOPESIDE, AND BASECLUB. EXISTING METERS ARE ON MANIFOLD DISTRIBUTION. GAS SERVICE IS PROVIDED BY THE UTILITY (ATMOS ENERGY) AND ALL CHANGES WILL NEED TO BE COORDINATED THROUGH THE UTILITY.
2. A 1-1/2" MEDIUM PRESSURE GAS MAIN WILL BE REQUIRED TO BE ROUTED FROM A DEDICATED METER NEAR THE EXISTING METER BANK. THE GAS MAIN WILL EXTEND TO THE ENLARGED POOL BOILER ROOM TO SERVE THE SNOW MELT BOILERS. TOTAL ESTIMATED LOAD IS 4500,000 BTUH WITH A MAXIMUM DEVELOPED LENGTH OF 75 FEET FROM METER TO FARTHEST CONNECTION. PRESSURE REGULATORS WILL BE REQUIRED AT ALL CONNECTIONS.
3. PROVIDE 3" SANITARY WASTE TO FUTURE OUTDOOR KITCHEN AREA AND TERMINATE WITH SURFACE CLEAN-OUT AT GRADE.
4. EXISTING FIRE PITS TO BE UPDATED. REMOVE EXISTING CORRODED GAS PIPE FITTINGS BELOW EACH FIRE PIT AND PROVIDE PIPE AND FITTINGS FOR CONNECTION TO NEW FIRE PITS INSTALLED BY LANDSCAPING CONTRACTOR. INSPECT BURIED GAS PIPING FEEDING EACH FIRE PIT LOCATION AND NOTIFY OWNER IF CONDITION OF PIPING IS DETERIORATED AND WOULD PREVENT A SAFE AND LEGAL CONNECTION. TYPICAL OF FOUR LOCATIONS.
5. EXISTING GAS MANIFOLD SERVING FIRE PITS IS LOCATED BELOW GRADE IN THIS AREA. REMOVE AND DISPOSE OF EXISTING BELOW GRADE VALVES AND MANIFOLD AND EXTEND PIPING UP INTO ABOVE GRADE VALVE CABINET PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. INSTALL MANIFOLD WITH MANUAL ISOLATION VALVES TO EACH OF THE FOUR FIRE PIT GAS SUPPLIES AND INSTALL SOLENOID VALVE ON SUPPLY TO MANIFOLD. COORDINATE CONNECTION OF SOLENOID POWER TO EPO AND TIMER CONTROL WITH ELECTRICAL CONTRACTOR.
6. SANITARY PIPING TO BE ROUTED ON SITE BY CIVIL CONTRACTOR AND EXTEND TO SNOW-MELT BOILER ADDITION. LOCATE AT LEAST 6" BELOW FROST LINE. REFER TO ENLARGED PLANS FOR CONTINUATION.
7. ROUTE 1/2" DOMESTIC HOT AND COLD WATER PEX TUBING 6" BELOW FROST LINE BACK TO BOILER ROOM. EXTEND TUBING INTO IRRIGATION STYLE BOX FLUSH WITH GRADE AND PLACE MARKING STAKE WITH LABEL.
8. ROUTE 3/4" MEDIUM PRESSURE GAS PIPING ALONG FACE OF BUILDING FROM METER BANK TO FUTURE OUTDOOR KITCHEN AREA FOR FUTURE CONNECTION OF GRILLS. PROVIDE ISOLATION VALVE AND CAP LINE AT WALL.
9. APPROXIMATE LOCATION OF EXISTING EMERGENCY GAS SHUTOFF. INSPECT AND TEST OPERATION OF SHUTOFF VALVE AND CONTROLS AFTER REPLACEMENT OF GAS MANIFOLD AND SOLENOID VALVE NEARBY AND NOTIFY OWNER OF ANY DEFICIENCIES.
10. EXISTING FIRE PIT TO BE UPDATED. REMOVE EXISTING CORRODED GAS PIPE FITTINGS BELOW EACH FIRE PIT AND PROVIDE PIPE AND FITTINGS FOR CONNECTION TO NEW FIRE PITS INSTALLED BY LANDSCAPING CONTRACTOR. INSPECT BURIED GAS PIPING FEEDING EACH FIRE PIT LOCATION AND NOTIFY OWNER IF CONDITION OF PIPING IS DETERIORATED AND WOULD PREVENT A SAFE AND LEGAL CONNECTION. INSTALL SOLENOID VALVE ON SUPPLY TO FIRE PIT. COORDINATE CONNECTION OF SOLENOID POWER TO EPO AND TIMER CONTROL WITH ELECTRICAL CONTRACTOR.

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MEP PROJECT #17109



WATERPROOFING / RENOVATION - PHASE 2 TORIAN PLUM PARKING STRUCTURE STEAMBOAT SPRINGS, CO

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Reviewed by **MAB/RRR**
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Revisions	Name	Date
△ BLDO DEPT #1		09/06/18
△ BLDO DEPT #2		04/17/18

Issue:
100% Construction Documents
Sheet Title:
PLUMBING SITE PLAN

Sheet Number
P1.0